

DATE: 03/21/2012

**WISCONSIN DEPARTMENT OF REVENUE**  
**2011 ASSESSMENT/SALES RATIO ANALYSIS**

EQSALE304WI

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TAXATION DISTRICT 002 TOWN OF AMNICON

COUNTY 16 DOUGLAS

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	21,200	16,000	132.50	132.50	132.50	0.00	100.0	1.00
	IMPROVED	4	487,500	469,000	103.94	107.82	104.42	6.96	75.0	1.04
	TOTAL	5	508,700	485,000	104.89	112.75	107.60	10.04	80.0	1.08
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	21,200	16,000	132.50	132.50	132.50	0.00	100.0	1.00
	IMPROVED	4	487,500	469,000	103.94	107.82	104.42	6.96	75.0	1.04
	TOTAL	5	508,700	485,000	104.89	112.75	107.60	10.04	80.0	1.08

## FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	0	0.0	0	0.0	2	50.0	1	25.0	1	25.0	0	0.0	0	0.0
	TOTAL	5	0	0.0	0	0.0	0	0.0	2.5	50.0	1.5	30.0	1	20.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	0	0.0	0	0.0	2	50.0	1	25.0	1	25.0	0	0.0	0	0.0
	TOTAL	5	0	0.0	0	0.0	0	0.0	2.5	50.0	1.5	30.0	1	20.0	0	0.0	0	0.0

**TAXATION DISTRICT      004    TOWN OF BENNETT**

COUNTY 16 DOUGLAS

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00

**FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)**

[illegible]

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**WISCONSIN DEPARTMENT OF REVENUE**  
**2011 ASSESSMENT/SALES RATIO ANALYSIS**

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TAXATION DISTRICT    006    TOWN OF BRULE  
 COUNTY                16    DOUGLAS  
 EQ ADMIN AREA        79    EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	198,900	142,000	140.07	136.81	127.00	8.25	66.7	0.98
	TOTAL	3	198,900	142,000	140.07	136.81	127.00	8.25	66.7	0.98
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	198,900	142,000	140.07	136.81	127.00	8.25	66.7	0.98
	TOTAL	3	198,900	142,000	140.07	136.81	127.00	8.25	66.7	0.98

**FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)**

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	0	0.0	1.5	50.0	.5	16.7	1	33.3	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	0	0.0	1.5	50.0	.5	16.7	1	33.3	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	0	0.0	1.5	50.0	.5	16.7	1	33.3	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	0	0.0	1.5	50.0	.5	16.7	1	33.3	0	0.0	0	0.0

**TAXATION DISTRICT**      **008**    **TOWN OF CLOVERLAND**

COUNTY 16 DOUGLAS

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00

**FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)**

[illegible]

TAXATION DISTRICT	010	TOWN OF DAIRYLAND
COUNTY	16	DOUGLAS
EQ ADMIN AREA	79	EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00

**FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)**

[illegible]

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**WISCONSIN DEPARTMENT OF REVENUE**  
**2011 ASSESSMENT/SALES RATIO ANALYSIS**

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TAXATION DISTRICT 012 TOWN OF GORDON

COUNTY 16 DOUGLAS

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	13,100	7,900	165.82	165.82	165.82	0.00	100.0	1.00
	IMPROVED	6	650,200	611,500	106.33	110.41	105.30	13.81	66.7	1.04
	TOTAL	7	663,300	619,400	107.09	118.33	107.15	19.45	57.1	1.10
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	13,100	7,900	165.82	165.82	165.82	0.00	100.0	1.00
	IMPROVED	6	650,200	611,500	106.33	110.41	105.30	13.81	66.7	1.04
	TOTAL	7	663,300	619,400	107.09	118.33	107.15	19.45	57.1	1.10

## FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	6	0	0.0	0	0.0	1	16.7	2	33.3	2	33.3	0	0.0	0	0.0	1	16.7
	TOTAL	7	0	0.0	0	0.0	1	14.3	2.5	35.7	1.5	21.4	0	0.0	0	0.0	2	28.6
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	6	0	0.0	0	0.0	1	16.7	2	33.3	2	33.3	0	0.0	0	0.0	1	16.7
	TOTAL	7	0	0.0	0	0.0	1	14.3	2.5	35.7	1.5	21.4	0	0.0	0	0.0	2	28.6

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**WISCONSIN DEPARTMENT OF REVENUE**  
**2011 ASSESSMENT/SALES RATIO ANALYSIS**

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TAXATION DISTRICT 014 TOWN OF HAWTHORNE

COUNTY 16 DOUGLAS

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	6	1,179,100	1,054,000	111.87	113.99	116.00	9.78	66.7	1.02
	TOTAL	6	1,179,100	1,054,000	111.87	113.99	116.00	9.78	66.7	1.02
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	6	1,179,100	1,054,000	111.87	113.99	116.00	9.78	66.7	1.02
	TOTAL	6	1,179,100	1,054,000	111.87	113.99	116.00	9.78	66.7	1.02

## FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	6	0	0.0	0	0.0	1	16.7	2	33.3	2	33.3	1	16.7	0	0.0	0	0.0
	TOTAL	6	0	0.0	0	0.0	1	16.7	2	33.3	2	33.3	1	16.7	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	6	0	0.0	0	0.0	1	16.7	2	33.3	2	33.3	1	16.7	0	0.0	0	0.0
	TOTAL	6	0	0.0	0	0.0	1	16.7	2	33.3	2	33.3	1	16.7	0	0.0	0	0.0

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**WISCONSIN DEPARTMENT OF REVENUE**  
**2011 ASSESSMENT/SALES RATIO ANALYSIS**

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TAXATION DISTRICT    016    TOWN OF HIGHLAND  
 COUNTY                16    DOUGLAS  
 EQ ADMIN AREA        79    EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	35,200	30,500	115.41	115.41	115.41	0.00	100.0	1.00
	IMPROVED	1	110,400	77,000	143.38	143.38	143.38	0.00	100.0	1.00
	TOTAL	2	145,600	107,500	135.44	129.40	129.40	10.81	100.0	0.96
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	35,200	30,500	115.41	115.41	115.41	0.00	100.0	1.00
	IMPROVED	1	110,400	77,000	143.38	143.38	143.38	0.00	100.0	1.00
	TOTAL	2	145,600	107,500	135.44	129.40	129.40	10.81	100.0	0.96

**FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)**

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0



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**WISCONSIN DEPARTMENT OF REVENUE**  
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TAXATION DISTRICT 018 TOWN OF LAKESIDE

COUNTY 16 DOUGLAS

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	33,000	13,000	253.85	253.85	253.85	0.00	100.0	1.00
	IMPROVED	3	613,500	666,500	92.05	167.37	163.74	36.98	33.3	1.82
	TOTAL	4	646,500	679,500	95.14	188.99	208.80	32.54	0.0	1.99
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	33,000	13,000	253.85	253.85	253.85	0.00	100.0	1.00
	IMPROVED	3	613,500	666,500	92.05	167.37	163.74	36.98	33.3	1.82
	TOTAL	4	646,500	679,500	95.14	188.99	208.80	32.54	0.0	1.99

**FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)**

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	1	33.3	0	0.0	0	0.0	.5	16.7	.5	16.7	0	0.0	0	0.0	1	33.3
	TOTAL	4	1	25.0	0	0.0	1	25.0	0	0.0	0	0.0	2	50.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	1	33.3	0	0.0	0	0.0	.5	16.7	.5	16.7	0	0.0	0	0.0	1	33.3
	TOTAL	4	1	25.0	0	0.0	1	25.0	0	0.0	0	0.0	2	50.0	0	0.0	0	0.0

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WISCONSIN DEPARTMENT OF REVENUE  
2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT    020    TOWN OF MAPLE  
  
COUNTY                    16    DOUGLAS  
  
EQ ADMIN AREA         79    EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	236,500	219,300	107.84	104.95	104.95	16.96	0.0	0.97
	TOTAL	2	236,500	219,300	107.84	104.95	104.95	16.96	0.0	0.97
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	236,500	219,300	107.84	104.95	104.95	16.96	0.0	0.97
	TOTAL	2	236,500	219,300	107.84	104.95	104.95	16.96	0.0	0.97

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0

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**WISCONSIN DEPARTMENT OF REVENUE**  
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TAXATION DISTRICT 022 TOWN OF OAKLAND

COUNTY 16 DOUGLAS

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	45,000	38,000	118.42	118.42	118.42	0.00	100.0	1.00
	IMPROVED	5	604,300	746,000	81.01	80.21	73.40	12.35	60.0	0.99
	TOTAL	6	649,300	784,000	82.82	86.58	80.03	18.81	66.7	1.05
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	45,000	38,000	118.42	118.42	118.42	0.00	100.0	1.00
	IMPROVED	5	604,300	746,000	81.01	80.21	73.40	12.35	60.0	0.99
	TOTAL	6	649,300	784,000	82.82	86.58	80.03	18.81	66.7	1.05

## FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	5	0	0.0	0	0.0	0	0.0	2.5	50.0	.5	10.0	1	20.0	1	20.0	0	0.0
	TOTAL	6	0	0.0	0	0.0	0	0.0	3	50.0	1	16.7	1	16.7	0	0.0	1	16.7
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	5	0	0.0	0	0.0	0	0.0	2.5	50.0	.5	10.0	1	20.0	1	20.0	0	0.0
	TOTAL	6	0	0.0	0	0.0	0	0.0	3	50.0	1	16.7	1	16.7	0	0.0	1	16.7

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**WISCONSIN DEPARTMENT OF REVENUE**  
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TAXATION DISTRICT    024    TOWN OF PARKLAND  
 COUNTY                16    DOUGLAS  
 EQ ADMIN AREA        79    EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	14,500	14,950	96.99	97.83	97.83	5.46	100.0	1.01
	IMPROVED	11	1,209,850	1,252,200	96.62	98.17	97.96	8.14	63.6	1.02
	TOTAL	13	1,224,350	1,267,150	96.62	98.12	97.96	7.72	69.2	1.02
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	2	14,500	14,950	96.99	97.83	97.83	5.46	100.0	1.01
	IMPROVED	11	1,209,850	1,252,200	96.62	98.17	97.96	8.14	63.6	1.02
	TOTAL	13	1,224,350	1,267,150	96.62	98.12	97.96	7.72	69.2	1.02

**FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)**

		OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2		0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	11		0	0.0	2	18.2	3.5	31.8	3.5	31.8	2	18.2	0	0.0	0	0.0
	TOTAL	13		0	0.0	2	15.4	4.5	34.6	4.5	34.6	2	15.4	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	2		0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	11		0	0.0	2	18.2	3.5	31.8	3.5	31.8	2	18.2	0	0.0	0	0.0
	TOTAL	13		0	0.0	2	15.4	4.5	34.6	4.5	34.6	2	15.4	0	0.0	0	0.0

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**WISCONSIN DEPARTMENT OF REVENUE**  
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TAXATION DISTRICT 026 TOWN OF SOLON SPRINGS

COUNTY 16 DOUGLAS

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	29,000	19,500	148.72	152.46	152.46	8.69	100.0	1.03
	IMPROVED	7	610,600	523,000	116.75	119.40	117.94	10.26	71.4	1.02
	TOTAL	9	639,600	542,500	117.90	126.74	127.30	12.60	66.7	1.08
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	2	29,000	19,500	148.72	152.46	152.46	8.69	100.0	1.03
	IMPROVED	7	610,600	523,000	116.75	119.40	117.94	10.26	71.4	1.02
	TOTAL	9	639,600	542,500	117.90	126.74	127.30	12.60	66.7	1.08

## FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	7	0	0.0	0	0.0	1	14.3	2.5	35.7	2.5	35.7	1	14.3	0	0.0	0	0.0
	TOTAL	9	0	0.0	0	0.0	2	22.2	2.5	27.8	3.5	38.9	0	0.0	1	11.1	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	7	0	0.0	0	0.0	1	14.3	2.5	35.7	2.5	35.7	1	14.3	0	0.0	0	0.0
	TOTAL	9	0	0.0	0	0.0	2	22.2	2.5	27.8	3.5	38.9	0	0.0	1	11.1	0	0.0

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**WISCONSIN DEPARTMENT OF REVENUE**  
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TAXATION DISTRICT    028    TOWN OF SUMMIT  
 COUNTY                16    DOUGLAS  
 EQ ADMIN AREA        79    EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	4,000	4,900	81.63	81.63	81.63	0.00	100.0	1.00
	IMPROVED	2	308,000	312,499	98.56	102.36	102.36	11.29	100.0	1.04
	TOTAL	3	312,000	317,399	98.30	95.45	90.80	11.85	66.7	0.97
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	4,000	4,900	81.63	81.63	81.63	0.00	100.0	1.00
	IMPROVED	2	308,000	312,499	98.56	102.36	102.36	11.29	100.0	1.04
	TOTAL	3	312,000	317,399	98.30	95.45	90.80	11.85	66.7	0.97

**FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)**

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	0	0.0	1.5	50.0	.5	16.7	1	33.3	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	0	0.0	1.5	50.0	.5	16.7	1	33.3	0	0.0	0	0.0

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WISCONSIN DEPARTMENT OF REVENUE  
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TAXATION DISTRICT 030 TOWN OF SUPERIOR

COUNTY 16 DOUGLAS

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	11	1,630,100	1,550,230	105.15	110.26	110.43	13.84	63.6	1.05
	TOTAL	11	1,630,100	1,550,230	105.15	110.26	110.43	13.84	63.6	1.05
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	11	1,630,100	1,550,230	105.15	110.26	110.43	13.84	63.6	1.05
	TOTAL	11	1,630,100	1,550,230	105.15	110.26	110.43	13.84	63.6	1.05

## FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	11	0	0.0	0	0.0	3	27.3	2.5	22.7	4.5	40.9	0	0.0	1	9.1	0	0.0
	TOTAL	11	0	0.0	0	0.0	3	27.3	2.5	22.7	4.5	40.9	0	0.0	1	9.1	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	11	0	0.0	0	0.0	3	27.3	2.5	22.7	4.5	40.9	0	0.0	1	9.1	0	0.0
	TOTAL	11	0	0.0	0	0.0	3	27.3	2.5	22.7	4.5	40.9	0	0.0	1	9.1	0	0.0

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**WISCONSIN DEPARTMENT OF REVENUE**  
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TAXATION DISTRICT 032 TOWN OF WASCOTT

COUNTY 16 DOUGLAS

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	3	185,400	217,000	85.44	92.96	98.42	20.41	33.3	1.09
	IMPROVED	8	2,044,700	2,152,800	94.98	96.81	90.80	9.73	75.0	1.02
	TOTAL	11	2,230,100	2,369,800	94.10	95.76	91.55	13.69	63.6	1.02
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	677,200	735,000	92.14	92.14	92.14	0.00	100.0	1.00
	TOTAL	1	677,200	735,000	92.14	92.14	92.14	0.00	100.0	1.00
TOTAL	VACANT	3	185,400	217,000	85.44	92.96	98.42	20.41	33.3	1.09
	IMPROVED	9	2,721,900	2,887,800	94.26	96.29	91.55	8.65	77.8	1.02
	TOTAL	12	2,907,300	3,104,800	93.64	95.46	91.85	12.56	66.7	1.02

## FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	3	0	0.0	1	33.3	0	0.0	.5	16.7	.5	16.7	1	33.3	0	0.0	0	0.0
	IMPROVED	8	0	0.0	0	0.0	0	0.0	4	50.0	2	25.0	1	12.5	1	12.5	0	0.0
	TOTAL	11	0	0.0	1	9.1	0	0.0	4.5	40.9	2.5	22.7	1	9.1	2	18.2	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	3	0	0.0	1	33.3	0	0.0	.5	16.7	.5	16.7	1	33.3	0	0.0	0	0.0
	IMPROVED	9	0	0.0	0	0.0	0	0.0	4.5	50.0	2.5	27.8	1	11.1	1	11.1	0	0.0
	TOTAL	12	0	0.0	1	8.3	0	0.0	5	41.7	3	25.0	1	8.3	2	16.7	0	0.0



DATE: 03/21/2012

**WISCONSIN DEPARTMENT OF REVENUE**  
**2011 ASSESSMENT/SALES RATIO ANALYSIS**

EQSALE304WI

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TAXATION DISTRICT 146 VILLAGE OF LAKE NEBAGAMON

COUNTY 16 DOUGLAS

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	26,400	42,500	62.12	59.64	59.64	10.12	100.0	0.96
	IMPROVED	5	423,600	414,400	102.22	108.34	99.23	18.39	60.0	1.06
	TOTAL	7	450,000	456,900	98.49	94.42	97.55	24.71	42.9	0.96
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	2	26,400	42,500	62.12	59.64	59.64	10.12	100.0	0.96
	IMPROVED	5	423,600	414,400	102.22	108.34	99.23	18.39	60.0	1.06
	TOTAL	7	450,000	456,900	98.49	94.42	97.55	24.71	42.9	0.96

## FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	5	0	0.0	0	0.0	1	20.0	1.5	30.0	1.5	30.0	0	0.0	0	0.0	1	20.0
	TOTAL	7	1	14.3	1	14.3	1	14.3	.5	7.1	2.5	35.7	0	0.0	0	0.0	1	14.3
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	5	0	0.0	0	0.0	1	20.0	1.5	30.0	1.5	30.0	0	0.0	0	0.0	1	20.0
	TOTAL	7	1	14.3	1	14.3	1	14.3	.5	7.1	2.5	35.7	0	0.0	0	0.0	1	14.3

DATE: 03/21/2012

**WISCONSIN DEPARTMENT OF REVENUE**  
**2011 ASSESSMENT/SALES RATIO ANALYSIS**

EQSALE304WI  
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TAXATION DISTRICT    165    VILLAGE OF OLIVER  
 COUNTY                    16    DOUGLAS  
 EQ ADMIN AREA        79    EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	13,200	7,500	176.00	176.00	176.00	0.00	100.0	1.00
	IMPROVED	1	165,000	166,500	99.10	99.10	99.10	0.00	100.0	1.00
	TOTAL	2	178,200	174,000	102.41	137.55	137.55	27.95	0.0	1.34
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	13,200	7,500	176.00	176.00	176.00	0.00	100.0	1.00
	IMPROVED	1	165,000	166,500	99.10	99.10	99.10	0.00	100.0	1.00
	TOTAL	2	178,200	174,000	102.41	137.55	137.55	27.95	0.0	1.34

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0

WISCONSIN DEPARTMENT OF REVENUE  
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT    171    VILLAGE OF POPLAR  
COUNTY                16    DOUGLAS  
EQ ADMIN AREA        79    EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	194,800	208,900	93.25	114.14	114.14	35.10	0.0	1.22
	TOTAL	2	194,800	208,900	93.25	114.14	114.14	35.10	0.0	1.22
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	194,800	208,900	93.25	114.14	114.14	35.10	0.0	1.22
	TOTAL	2	194,800	208,900	93.25	114.14	114.14	35.10	0.0	1.22

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0	0	0.0
	TOTAL	2	0	0.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0	0	0.0
	TOTAL	2	0	0.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0	0	0.0

WISCONSIN DEPARTMENT OF REVENUE  
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 181 VILLAGE OF SOLON SPRINGS

COUNTY 16 DOUGLAS

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	7	561,400	493,200	113.83	135.04	125.58	26.28	28.6	1.19
	TOTAL	7	561,400	493,200	113.83	135.04	125.58	26.28	28.6	1.19
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	75,000	75,000	100.00	100.00	100.00	0.00	100.0	1.00
	TOTAL	1	75,000	75,000	100.00	100.00	100.00	0.00	100.0	1.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	8	636,400	568,200	112.00	130.66	112.79	28.44	75.0	1.17
	TOTAL	8	636,400	568,200	112.00	130.66	112.79	28.44	75.0	1.17

## FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	7	0	0.0	0	0.0	3	42.9	.5	7.1	1.5	21.4	0	0.0	0	0.0	2	28.6
	TOTAL	7	0	0.0	0	0.0	3	42.9	.5	7.1	1.5	21.4	0	0.0	0	0.0	2	28.6
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	8	0	0.0	0	0.0	0	0.0	4	50.0	2	25.0	0	0.0	0	0.0	2	25.0
	TOTAL	8	0	0.0	0	0.0	0	0.0	4	50.0	2	25.0	0	0.0	0	0.0	2	25.0

WISCONSIN DEPARTMENT OF REVENUE  
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT    182    VILLAGE OF SUPERIOR  
COUNTY                16    DOUGLAS  
EQ ADMIN AREA        79    EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	47,900	57,500	83.30	89.57	89.57	14.63	100.0	1.08
	IMPROVED	6	740,700	697,700	106.16	105.31	104.43	6.41	83.3	0.99
	TOTAL	8	788,600	755,200	104.42	101.38	104.05	8.31	62.5	0.97
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	2	47,900	57,500	83.30	89.57	89.57	14.63	100.0	1.08
	IMPROVED	6	740,700	697,700	106.16	105.31	104.43	6.41	83.3	0.99
	TOTAL	8	788,600	755,200	104.42	101.38	104.05	8.31	62.5	0.97

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	6	0	0.0	0	0.0	1	16.7	2	33.3	3	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	8	0	0.0	0	0.0	2	25.0	2	25.0	3	37.5	1	12.5	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	6	0	0.0	0	0.0	1	16.7	2	33.3	3	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	8	0	0.0	0	0.0	2	25.0	2	25.0	3	37.5	1	12.5	0	0.0	0	0.0

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**WISCONSIN DEPARTMENT OF REVENUE**  
**2011 ASSESSMENT/SALES RATIO ANALYSIS**

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TAXATION DISTRICT    281    CITY OF SUPERIOR  
 COUNTY                16    DOUGLAS  
 EQ ADMIN AREA        79    EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	8	101,400	114,700	88.40	98.40	103.00	27.23	37.5	1.11
	IMPROVED	172	20,716,100	20,791,390	99.64	102.93	100.96	14.25	62.2	1.03
	TOTAL	180	20,817,500	20,906,090	99.58	102.73	100.96	14.85	61.1	1.03
2 - COMMERCIAL	VACANT	4	123,400	123,500	99.92	96.61	98.88	7.82	75.0	0.97
	IMPROVED	16	3,459,700	3,574,200	96.80	105.81	106.82	22.14	37.5	1.09
	TOTAL	20	3,583,100	3,697,700	96.90	103.97	103.11	20.45	50.0	1.07
TOTAL	VACANT	12	224,800	238,200	94.37	97.80	103.00	21.14	50.0	1.04
	IMPROVED	188	24,175,800	24,365,590	99.22	103.17	101.13	15.06	61.2	1.04
	TOTAL	200	24,400,600	24,603,790	99.17	102.85	100.96	15.45	60.0	1.04

**FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)**

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	8	1	12.5	1	12.5	1	12.5	1	12.5	2	25.0	0	0.0	2	25.0	0	0.0
	IMPROVED	172	0	0.0	6	3.5	21	12.2	59	34.3	48	27.9	26	15.1	7	4.1	5	2.9
	TOTAL	180	1	0.6	7	3.9	22	12.2	60	33.3	50	27.8	26	14.4	8	4.4	6	3.3
2 - COMMERCIAL	VACANT	4	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	16	0	0.0	3	18.8	4	25.0	1	6.3	5	31.3	0	0.0	2	12.5	1	6.3
	TOTAL	20	0	0.0	1	5.0	5	25.0	4	20.0	6	30.0	1	5.0	1	5.0	2	10.0
TOTAL	VACANT	12	1	8.3	1	8.3	2	16.7	2	16.7	4	33.3	0	0.0	2	16.7	0	0.0
	IMPROVED	188	0	0.0	7	3.7	25	13.3	62	33.0	53	28.2	26	13.8	7	3.7	8	4.3
	TOTAL	200	1	0.5	8	4.0	27	13.5	64	32.0	56	28.0	27	13.5	8	4.0	9	4.5